

**Westdale Village BIA
Meeting Minutes**

Date & Time: Wednesday, October 9, 2024 @ 6:30pm

Join Zoom meeting:

<https://us02web.zoom.us/j/85045771640?pwd=4n45DXarakzew98LEFSCmlGhaUUqPl.1>

Meeting ID: 850 4577 1640

Passcode: westdale

Present: David Simpson (Westdale Law), Anita Shilliday (Alterna Savings), Paul Milki (Westdale Cupcakes), Ilona Santa (formerly Casual Gourmet), Councillor Maureen Wilson/Stephanie Hilson, Jordan Geertsma (Snooty Fox), Mohammad (Nannaa's Eatery), Robert Crockford (Westdale Theatre), Tracy (Executive Director – recording)

Regrets:

Guests: Quentin Wang

1. **Call to order. 638pm Regrets from Bob. Will try to find another theatre replacement**
2. **Approval of Agenda. *Motion to approve the agenda. Moved by Jordan, seconded by Paul. Carried***
3. **Declarations of Interest. None.**
4. **Approval of Minutes of Previous Meeting.
*Motion to approve minutes of September 11, 2024. Moved by Paul, seconded by Jordan. Carried.***
5. **Delegations None.**
6. **Consent items None.**
7. **Presentations None.**
8. **Discussion Items:**

A: City of Hamilton: Councillor Maureen Wilson/Stephanie Hilson

- Development updates:
 - 90 Carling St (backs on King property near Food Basics) almost complete, move in
 - McMaster residence. Demolition complete. Residence expected to be completed for September 2025. Project moving along. Lots of construction activity
 - 804-816 King St W (@ Paradise) 6-storey. Approved but nothing submitted to start
- Westdale LRT construction:
 - LRT – some buildings torn down. Westdale BIA requests King 1 bus to remain through Westdale Village and request for another LRT stop needed between Longwood and Cootes.
- 2 way Main Street and King Street update – changes coming in 2025/2026 with long overdue upgrades to be incorporated, 2025 or 2026
- Crosswalk at King @ Paisley. Green Venture sending plan to look like much of what we did at the clock across the street, with a request for some bolders.
- Extending the centre tree gardens into the King being investigated – came from public comments about safety. Just in early discussions.
- Homecoming – recap: not many issues, bylaw working, very busy in Westdale Village

B: Financial Update (Anita, Tracy):

- Bank Balances as of September 30, 2024 are: CIBC is \$5545.03 and Alterna is \$4302.13
- Keeping CIBC account open until finished with cheques and all loose ends then will close and transfer funds over to Alterna in 2024. City last deposit went to CIBC. City updating to Alterna
- Funds received: \$5603.00 (not reflected in SEP balance) CEF grants for Westdale Live and Farmers Market.
- 2022 financials submitted with audit process moving along.

- 2023 financials will be ready this week – Paul working on them now.
- Funds to come: \$4520 reimbursement from City for consultant action plan. Movie fund \$2100, summer students grant remaining ~5000.00, Fed Dev grant for Winter Wander \$45000 (concerts at theatre, outdoor programming, tourism).
- Alterna account moving to be main account and online QB transactions will keep things better up to date.
- 2025 budget for approval. Annual COLA 4.8% increase.
Motion to approve 2025 BIA budget. Moved by Anita, seconded by Ilona. Carried.
- ***Motion to receive financial update. Moved by Anita, seconded by Mohammad. Carried.***

C: Westdale Theatre (Bob):

- Special programming continues – comedy, concerts, movies, private rentals
- Increase in number of people coming to Westdale for the Theatre
- Family Movies – Westdale BIA sponsor – weekends all year long
- New ticketing system working well
- Candlelight Concerts monthly and selling out two shows (Thanksgiving Weekend)
- Live concerts booked for almost every weekend with movies in the day.
- Theatre and Westdale BIA doing some cross promotions
- Theatre a huge draw for Westdale Village
- Halloween movies big draw for October.
- Mini magazine mailed out to members.

D: Safety and Security (Anita, Tracy):

- Update on ATM issues
- Crime update: no crime reported within or around BIA. 1 vehicle theft on Longwood.
- Some plants and multiple pumpkins damaged/taken during Homecoming

E: Real Estate update (Mohammad):

- Real Estate Report provided by Mohammad – thank you
- Commercial: nothing for lease in Westdale
- 4 Businesses for sale – Next Door Café for sale, Pizzaiolo \$331, land on Glen Rd for sale, new Phin coffee building for sale, Cinnaholic, PizzaNova,
- Chaska franchise issues – closed with another business to open
- Residential: same activity, 4 listings, selling average within ~15 days, sold price down, but things moving if priced right.

F: HPL update:

- Generally well used

G: Business updates (Tracy):

- Former Pete and Kay location - possibly for lease
- Grass Hut space undergoing renovations, close to opening, bakery supplies delivered, apparently a food court style place
- Chaska – notice locked out by franchise
- Lazeez Shawarma new owners
- Pizzaiolo new owners
- Metamak – unit under renovations, unknown
- New owner of building Second Cup
- O vacancy in Westdale Village – unlike any other BIA

- Taste of Lagos – new business

H: Community Outreach (Tracy):

- ArtsFEST children’s art on display from local schools – still looks good
- Homecoming SAT 5 OCT – Westdale was very busy
- Trick or Treat Sunday
- Winter Wander possible art with schools

I: Streetscape (Tracy):

- Baskets in planters and hanging baskets coming down next week
- Ferns on patios to move to cement street planters so they don’t become full of garbage
- Garden grasses perennials doing well.
- Fall décor up in garden, cornstalks
- Green Venture garden in front of Saigon for 2025
- Pole Wraps, parkettes lights in the plan
- GARBAGE: City blitz helping keep things cleaner, working better with still some issues with businesses but much better. Working with City to see if blue recycling and green composting bins possible for Westdale businesses – City to provide containers to reduce waste. Lost of garbage during Homecoming – City picked up extra, BIA put out extra containers
- Some dumping in alleyways – watching and removing/reporting

J: Strategy (Tracy):

- Tourism: hiking, canoeing, kayaking, connection to hotels and visitors.
- Outdoor fresh, safe – shop local, eat local, support local, live music, great patios, tourism
- Social media – focus on fall, food, businesses, events
- Experiences in Westdale: dining, experiences, hiking, coffee shops, art, lighting
- Supporting food/drink/restaurants: social media, music, patios ongoing
- EVENTS 2024:
Westdale Live! Live music June 18 – October 6 (TUE 4-7, FRI & SAT 5-8) – ENDED on weekend
Westdale Farmers Market JUNE 18 – OCT 8 TUESDAYS 4-7pm – ENDED yesterday
Westdale Welcome Weekend vintage night market – September 14 & 15 (SAT & SUN) – went very well, lots of attendees
OktoberWEST – October 4-6 – went mostly very well (Friday rain, Saturday very busy, Sunday very busy with vintage market). Homecoming Saturday night very busy. Lots of food, lots of garbage
Spooky WEST – October 27 SUN 12-2 trick or treat
Hamilton Day weekend – Nov 1-3, giveaways & live music SAT 2 NOV
Winter Wander - Nov 29 - Dec1: enhancement funding \$45000 (concerts in Theatre, outdoor displays, electrical, outdoor market 3 days 5-10pm, outdoor activities
- PATIOS until OCT 31, 2024, depending on weather – well used, businesses and customers appreciate the extra tables
- OTHER: 2025 BIA Business Awards of Excellence, 2025 Commercial Market Assessment TBC

K: Policies (Tracy):

- Procurement, Movie, Land – three policies needing approval. Agreement to review and approve at next meeting. Need to be sent to City by end of year.

Motion to approve and receive discussion items Jordan, Ilona. Carried.

9. Notice of Motions None.

10. Motions None.

11. General Information/Other Business

AGM @ Alterna 630pm beverages + some food

12. Adjournment.

Next meeting NOV 13 @ 630pm ANNUAL GENERAL MEETING (2nd Wednesday of the month)

2024 schedule: all meetings at 630pm NOV 13, DEC 11

NOV 13 is AGM – at Alterna – thank you Anita for hosting

Motion to adjourn. Moved by Ilona. Carried. Meeting adjourned at 719pm.